



LEESBURG BOARD OF ARCHITECTURAL REVIEW STAFF REPORT

**PUBLIC HEARING AND REGULAR MEETING: 19 NOVEMBER 2012
AGENDA ITEM 6a**

BAR Case No. THLP-2012-0103: Alterations to the building elevation, landscaping and parking to include the addition of a brick façade to existing cinder block façade

Reviewer: Kim K. Del Rance, LEED AP
Address: 207 S. King St. (8B South St. SW)
Zoning: B-1, H-1 Overlay District
Applicant/Owner: Andy Johnston, Loudoun Cares

Site Description: From the 2009 staff report reviewing the original application that was eventually approved: *Based on documentation contained in the survey file, this structure was built in 1927 and served as a Coca Cola bottling plant. By 1975, it had been converted to use as an automobile garage. In 1979, the east elevation was altered with approval from the BAR from the garage-type bays to a design substantially similar to its present condition. The main difference is that, where there is a pair of 15-light double-leaf doors at the center, the 1979 approval shows a large paneled garage door flanked by the door/multi-light window bays with the fixed metal-roofed awnings. In 1981, the BAR approved case 491, in which the owner requested approval for the long one-story addition that extends to the west from the historic main block of the building.*



Context: King Street is one of the original streets depicted in the 1759 Nicholas Minor Plan of Leesburg and generally follows the route of the Colonial Era Carolina Road. The area of King Street south of the intersection of Royal Street has small scale vernacular and commercial buildings from the 19th century. A small industrial section grew up around the W & OD Railroad tracks. The street has retained a high level of architectural integrity and is an important entrance to the southern section of the historic district.

Description of Proposal: Applicant requests to amend approval of TLHP-2009-0127 to enlarge second floor addition from a single bay to be nearly complete other than the square outdoor patio area, add shed dormers to building "C", decorative brickwork and donor recognition tiles to upper edge below cornice and confirm bricks and colors for mortar and trim.

Site Development/Zoning Issues: None.

APPLICABLE GUIDELINES

**OHD Design Guidelines: CH. V GUIDELINES FOR THE PRESERVATION AND MODIFICATION OF EXISTING STRUCTURES:
STYLE AND DESIGN**

P.47 Changes to non-contributing buildings are evaluated according to the context of the building and its location rather than its historical significance and architectural style. Proposed changes should be complementary to the existing building in size, design, material, location and color, yet distinct from the existing building.

The BAR established this building to be non-contributing in 2009 when reviewing the original application for this project, case TLHP-2009-0127. The following changes are reviewed in this context:

The decorative brick below the cornice may not be appropriate for a former industrial building, but is appropriate for the new context of a commercial building. The addition of tiles that will be recognition of individual donors will add a local significance that is also appropriate.

The enlargement of the second floor does not impact the street front by stepping back and allowing the patio area to recall the height of the original building.

The brick, contrasting window sills and window colors are all appropriate and any of the submitted roof colors are also appropriate. Staff has no preference, other than to encourage lighter colors or white for energy efficiency (higher reflectance) since this is no longer considered a building with historic integrity and there is more flexibility in color selection.



Previous approval



Proposed changes

STAFF RECOMMENDATION/DRAFT MOTION

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

Based on the findings that:

- The building has been found to no longer have architectural integrity as a historic building, it is considered a non-contributing structure
- Exterior changes to the previously approved TLHP-2009-0127 as submitted, including all color choices are appropriate within this context.

Staff recommends approval of TLHP-2012-0103 subject to the plans, photographs and materials submitted as part of this application dated October 16, 2012.

DRAFT MOTION

I move that TLHP-2012-0103 be approved subject to the application submitted by Andy Johnston on October 16, 2012 and subject to the findings and conditions of approval as stated in the November 19, 2012 Staff Report (or as amended by the BAR on November 19, 2012).